

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Muller Street, Epping, VIC 3076

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$930,000

&

\$970,000

Median sale price

Median price

\$745,500

Property Type

House

Suburb

Epping (3076)

Period - From

01/11/2025

to

31/01/2026

Source

Realestate

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 GREENFIELDS DRIVE, EPPING VIC 3076	\$948,000	25/10/2025
37 VIEWGRAND BOULEVARD, EPPING VIC 3076	\$975,000	18/10/2025
1 MERANTI WAY, EPPING VIC 3076	\$940,000	17/10/2025

This Statement of Information was prepared on: 23/02/2026